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ORIGINAL

Decision 3/3/01

Arizona Corporation Commission

BEFORE THE ARIZONA CORPORATION COMMISSION

DOCKETED

MAR 30 2001

DOCKETED BY

WILLIAM A. MUNDELL
CHAIRMAN
JIM IRVIN
COMMISSIONER
MARC SPITZER
COMMISSIONER

IN THE MATTER OF THE APPLICATION OF
TUCSON ELECTRIC POWER COMPANY FOR
APPROVAL OF THE SALE OF ASSETS.

DOCKET NO. E-01933A-00-0550

DECISION NO. 63510**ORDER**

Open Meeting
March 27 and 28, 2001
Phoenix, Arizona

BY THE COMMISSION:

Having considered the entire record herein and being fully advised in the premises, the Arizona Corporation Commission ("Commission") finds, concludes, and orders that:

FINDINGS OF FACT

1. On July 26, 2000, Tucson Electric Power Company ("TEP" or "Company") filed an application for authority pursuant to A.R.S. § 40-285.A to sell the real property and improvements collectively, referred to as TEP's Headquarters, to Telecommunications Asset Management Company, Inc. ("TAMCO").

2. On November 8, 2000, TEP filed an amended application indicating that TAMCO would not be purchasing TEP's Headquarters, but rather the Arizona Board of Regents had agreed to purchase the property on behalf of the University of Arizona ("U of A").

3. On January 15, 2001, TEP published notice of the application in *The Arizona Daily Star*.

4. TEP is a subsidiary of UniSource Energy Corporation. TEP provides electric service to approximately 334,168 customers located in the City of Tucson, surrounding areas in Pima County and Fort Huachuca in Cochise County, Arizona.

5. TEP's Headquarters is located at 220 W. Sixth Street in Tucson. The legal description of the property comprising TEP's Headquarters is attached as Exhibit A.

1 6. On February 13, 2001, the Commission's Utilities Division Staff ("Staff") filed its
2 Staff Report, recommending approval of the sale without a hearing.

3 7. TEP is selling its Headquarters as part of its plan to move several of its service groups,
4 affecting 253 employees, to its service center located on East Irvington Road in Tucson.

5 8. TEP has moved a smaller administrative group of approximately 72 individuals to a
6 downtown Tucson location that is closer to government and business offices.

7 9. TEP asserts that all of the customer service functions currently or formerly provided to
8 customers at the Headquarters will continue to be provided, either at a different location, or in a
9 different form. TEP instituted a Customer Communications Program to keep its customers apprised
10 of the changes. The Program included among other things: listing new payment locations on the back
11 of the customer bill; new procedures for handling transactions by phone that used to be handled in
12 person; notification of the lobby closure and lobby greeters informing customers of changes in
13 person; and in-store signs at Ace Check Cashing locations.

14 10. Staff believed that from a technical and operational standpoint, TEP's customers will
15 not be adversely affected by the proposed sale of the Headquarters. Staff believed that TEP has taken
16 appropriate measures to inform customers of changes in customer service locations.

17 11. Staff believed that upon the transfer of TEP's employees formerly located at the
18 Headquarters, the Headquarters will no longer be necessary and useful in TEP's performance of its
19 obligations as a public service corporation.

20 12. Staff believed the proposed transaction is consistent with sound financial practices.

21 13. The Arizona Board of Regents, on behalf of the U of A, authorized the purchase on
22 November 30, 2000.

23 14. The Board of Regents agreed to a purchase price of \$6,900,000, compared to a book
24 value of \$6,700,000.

25 15. TEP estimates that of the \$1,200,000 pre-tax gain, taxes are expected to total
26 \$480,000, and recaptured depreciation to be \$600,000, resulting in a net book gain of approximately
27 \$120,000, less than 1.0 percent of net plant.

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CONCLUSIONS OF LAW

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2 1. TEP is a public service corporation within the meaning of Article XV of the Arizona
3 Constitution and A.R.S. §40-285.

4 2. The Commission has jurisdiction over TEP and the subject matter of the application.

5 3. Notice of the application was provided in the manner prescribed by law.

6 4. After the transfer of its employees to other locations, TEP's Headquarters is no longer
7 necessary and useful to the performance of TEP's duties as a public service corporation.

8 5. The sale of the Headquarters to the Arizona Board of Regents on behalf of the U of A
9 is consistent with sound financial practices and is in the public interest.

ORDER

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11 IT IS THEREFORE ORDERED that the amended application of Tucson Electric Power
12 Company to sell its Headquarters, described in Exhibit A, to the Arizona Board of Regents on behalf
13 of the University of Arizona, is approved.

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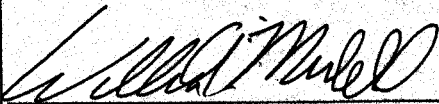
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1 IT IS FURTHER ORDERED that Tucson Electric Power Company shall file written
2 documentation with the Commission confirming consummation of the sale within 30 days of the
3 sale's completion.

4 IT IS FURTHER ORDERED that this Decision shall become effective immediately.

5 BY ORDER OF THE ARIZONA CORPORATION COMMISSION.

6
7 
8 CHAIRMAN

COMMISSIONER


COMMISSIONER

9
10 IN WITNESS WHEREOF, I, BRIAN C. McNEIL, Executive
11 Secretary of the Arizona Corporation Commission, have
12 hereunto set my hand and caused the official seal of the
13 Commission to be affixed at the Capitol, in the City of Phoenix,
14 this 30th day of March, 2001.

15 
BRIAN C. McNEIL
EXECUTIVE SECRETARY

16 DISSENT _____
17 JR:dap

1 SERVICE LIST FOR:

TUCSON ELECTRIC POWER COMPANY

2 DOCKET NO.:

E-01933A-00-0550

3
4 Raymond S. Heyman
Roshka Heyman & DeWulf, PLC
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Legal Division
8 ARIZONA CORPORATION COMMISSION
1200 West Washington Street
9 Phoenix, Arizona 85007

10 Deborah Scott, Director
Utilities Division
11 ARIZONA CORPORATION COMMISSION
1200 West Washington Street
12 Phoenix, Arizona 85007

Exhibit A

CASE NO. 404104

Parcel 1

Lots 1 and 6 in Block "B" of MCKINLEY PARK ADDITION to the City of Tucson, Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 35;

EXCEPT that portion of Lot 6 in Block "B" of MCKINLEY PARK ADDITION to the City of Tucson, Pima County, Arizona, according to the supplemental map thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 35 thereof, being described as follows:

BEGINNING at the Northwest corner of the intersection of Main Avenue with Fifth Street, as said streets now exists;

THENCE North 16 degrees 14 minutes 49 seconds West, along the Westerly line of said Main Avenue, a distance of 146.80 feet to the Northeast corner of said Lot 6;

RUN THENCE South 89 degrees 36 minutes 45 seconds West, along the Northerly line of said Lot 6, a distance of 51.04 feet to the TRUE POINT OF BEGINNING, being in the Southerly extension of a line which is parallel with and distant 13.00 feet Easterly of the Westerly line of Block 34 of the City of Tucson, as shown on the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 2 of Maps and Plats at page 4 thereof;

RUN THENCE South 0 degrees 26 minutes 24 seconds West, along said Southerly extension, a distance of 69.78 feet to a point in the Southerly line of said Lot 6;

RUN THENCE South 75 degrees 29 minutes 24 seconds West, along said Southerly line, a distance of 66.63 feet to the Southwest corner of said Lot 6;

RUN THENCE North 24 degrees 59 minutes 29 seconds West, along the Westerly line of said Lot 6, a distance of 90.68 feet to a point in the Southerly line of Van Alstine Avenue, as it now exists;

RUN THENCE North 64 degrees 13 minutes 18 seconds East, along said Southerly line a distance of 8.36 feet to the Southeast corner of said Van Alstine Avenue;

RUN THENCE North 89 degrees 36 minutes 45 seconds East, along the Northerly line of said Lot 6, a distance of 94.76 feet to the TRUE POINT OF BEGINNING.

Parcel 2

Lot 2 in Block "B" of MCKINLEY PARK ADDITION to the City of Tucson, Pima County, Arizona, according to the supplemental map thereof of record in the office of the County Recorder of said Pima County in Book 3 of Maps and Plats at page 35 thereof;

EXCEPT the following described portion of Lot 2, more particularly described as follows:

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BEGINNING at the Northwest corner of the intersection of Main Avenue with Fifth Street, as said streets now exist;

RUN THENCE South 65 degrees 00 minutes 31 seconds West, along the Northerly line of said Fifth Street, a distance of 78.60 feet to the Southwest corner of said Lot 2;

RUN THENCE North 24 degrees 59 minutes 29 seconds West, along the Westerly line of said Lot 2, a distance of 47.01 feet to the TRUE POINT OF BEGINNING, being its intersection with the Southerly extension of a line which is parallel with and distant 13.00 feet Easterly of the Westerly line of Block 34 of the City of Tucson, as shown on the map or plat thereof of record in said County Recorder's Office, in Book 2 of Maps and Plats at page 4 thereof;

RUN THENCE North 0 degrees 26 minutes 26 seconds West, along said Southerly extension, a distance of 61.42 feet to its intersection with the Northerly line of said Lot 2;

RUN THENCE South 75 degrees 29 minutes 24 seconds West, along said Northerly line, a distance of 25.95 feet to the Northwest corner of said Lot 2;

RUN THENCE South 24 degrees 59 minutes 29 seconds East, along the Westerly line of said Lot 2, a distance of 60.59 feet to the TRUE POINT OF BEGINNING.

Parcel 3

That portion of Block 1 of GOLDSCHMIDT ADDITION to the City of Tucson, Pima County, Arizona, according to the map or plat thereof, of record in the office of the County Recorder of Pima County, Arizona, in Book 1 of Maps and Plats at page 3, being a portion of Lot 1 in Block 185 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes, and map as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said city (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof, more particularly described as follows, to-wit:

BEGINNING at a point on the East line of said Lot 1 in Block 185 of the City of Tucson, distant 194 feet Northerly from the Southeast corner of said Lot;

RUN THENCE Westerly a distance of 187 feet to a point on the Westerly line of said Lot 1;

THENCE Northerly along the said Westerly line of Lot 1, a distance of 57 feet to a point;

THENCE East to a point on the East line of said Lot 1, which last mentioned point is 66 feet Northerly from the POINT OF BEGINNING;

THENCE Southerly, a distance of 66 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM any portion thereof that lies within the following described parcel:

All that portion of Block 1 of GOLDSCHMIDT'S ADDITION to the City of Tucson, Pima County, Arizona, according to the map thereof of record in the office of the County Recorder of said Pima County, in Book 1 of Maps and Plats at page 3 thereof, being sometimes known as part of Block 185 of the City of Tucson, according to the map or plat thereof of record in said County Recorder's Office in Book 3 of Maps and Plats at page 71 thereof, said portion being described as follows:

BEGINNING at the Southeast corner of the intersection of Granada Avenue with Fifth Street, as said streets now exist;

RUN THENCE North 65 degrees 00 minutes 31 seconds East along the Southerly line of said Fifth Street, a distance of 200.34 feet to an angle point therein;

RUN THENCE North 72 degrees 16 minutes 22 seconds East along said Southerly street line, a distance of 31.80 feet to a point in the Southerly extension of a line which is parallel with and distant 15.00 feet Easterly of the Westerly line of Block 34 of the City of Tucson, as shown on the map and plat thereof of record in said County Recorder's Office in Book 2 of Maps of Plats at page 4 thereof;

RUN THENCE South 0 degrees 26 minutes 26 seconds East along said Southerly extension, a distance of 143.83 feet to the TRUE POINT OF BEGINNING, being in the Northerly line of that parcel of land described in that Deed of recorded in said County Recorder's Office in Docket 2081 at page 169 thereof, said point also bears South 77 degrees 48 minutes 58 seconds West, a distance of 151.12 feet, more or less, from the Northeast corner of said parcel;

CONTINUE THENCE, South 0 degrees 26 minutes 26 seconds East, along said Southerly extension, a distance of 57.95 feet to its intersection with the Southerly line of said parcel, said point also bears South 80 degrees 56 minutes 17 seconds West, a distance of 167.50 feet, more or less, from the Southeast corner of said parcel;

RUN THENCE, South 80 degrees 56 minutes 17 seconds West, along said Southerly parcel line, a distance of 17.23 feet to the Southwest corner of said parcel;

RUN THENCE North 0 degrees 23 minutes 22 seconds West, along the Westerly line of said parcel, a distance of 57.00 feet to the Northwest corner thereof;

RUN THENCE North 77 degrees 48 minutes 58 seconds East, along the Northerly line of said parcel, a distance of 17.35 feet to the TRUE POINT OF BEGINNING.

Parcel 4

That portion of Block 1 of GOLDSCHMIDT'S ADDITION to the City of Tucson, Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 1 of Maps and Plats at page 3, described as follows, to-wit:

BEGINNING at a point on the West line of said Block 1, distant 88.16 feet and bearing South 14 degrees 35 minutes East from the Northwest corner of said block, which point is distant 117.05 feet and bears South 29 degrees 26 minutes East from the survey monument at the intersection of Granada Street and St. Mary's Road;

RUN THENCE South 14 degrees 35 minutes East, along the said West line of Block 1, a distance of 50 feet to the TRUE POINT OF BEGINNING, said point being the intersection of the West line of said Block 1 and the South line of an arroyo running through said block in a Northeasterly and Southwesterly direction;

THENCE North 63 degrees 27 minutes 30 seconds East, a distance of 180.87 feet to the Southwest corner of that certain property described in deed of record in the office of said County Recorder in Book 282 of Deeds at page 54;

THENCE South 0 degrees 25 minutes East, a distance of 57 feet to the Southwest corner of that certain property described in deed of record in said office in Book 321 of Deeds at page 189;

THENCE Easterly a distance of 187 feet, more or less, to a point on the East line of said Block 1, which point is distant 194 feet Northerly from the Southeast corner of Lot 1 in Block 185 of the City of Tucson;

THENCE Southerly along the said Easterly line of said Block 1 of GOLDSCHMIDT'S ADDITION, a distance of 66 feet to a point;

THENCE Westerly to a point on the Westerly line of said Block 1 distant 46.07 feet from the TRUE POINT OF BEGINNING;

THENCE North 14 degrees 35 minutes West, along the Westerly line of said Block 1, a distance of 46.07 feet to the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM all that portion thereof described as follows:

BEGINNING at the Southeast corner of the intersection of Granada Avenue with Fifth Street, as said streets now exist;

RUN THENCE North 65 degrees 00 minutes 31 seconds East along the Southerly line of said Fifth Street, a distance of 200.34 feet to an angle point therein;

RUN THENCE North 72 degrees 16 minutes 22 seconds East along said Southerly street line, a distance of 31.80 feet to a point in the Southerly extension of a line which is parallel with and distant 15.00 feet Easterly of the Westerly line of Block 34 of the City of Tucson, as shown on the map and plat thereof of record in said County Recorder's Office in Book 2 of Maps of Plats at page 4 thereof;

RUN THENCE South 0 degrees 26 minutes 26 seconds East along said Southerly extension, a distance of 201.78 feet to the TRUE POINT OF BEGINNING, being in the Southerly line of that parcel of land described in that Deed of record in said County Recorder's Office in Docket 2081 at page 169 thereof, said point also bears South 80 degrees 56 minutes 17 seconds West, a distance of 167.50 feet, more or less, from the Southeast corner of said parcel;

CONTINUE THENCE, South 0 degrees 26 minutes 26 seconds East, along said Southerly extension, a distance of 54.79 feet to its intersection with the Northerly line of that parcel of land described in that Deed of record in said County Recorder's Office in Docket 1559 at page 22 thereof, said point also bears South 84 degrees 28 minutes 32 seconds West, a distance of 183.98 feet, more or less, from the Northeast corner of said parcel;

RUN THENCE South 84 degrees 28 minutes 32 seconds West along said Northerly parcel line, a distance of 168.29 feet to the Northwest corner of said parcel, being in the Easterly line of the aforesaid Granada Avenue;

RUN THENCE North 14 degrees 33 minutes 19 seconds West, along said Easterly line of Granada Avenue, a distance of 46.07 feet to the Northwest corner of that parcel of land described in that Deed of record in said County Recorder's Office in Docket 1148 at page 54 thereof;

RUN THENCE North 63 degrees 25 minutes 13 seconds East along the Northerly line of said last mentioned parcel, a distance of 180.32 feet to the Northwest corner of the aforesaid parcel described in Docket 2081 at page 169 thereof;

RUN THENCE South 0 degrees 23 minutes 22 seconds East, along the Westerly line of said last mentioned parcel, a distance of 57.00 feet to the Southwest corner thereof;

RUN THENCE North 80 degrees 56 minutes 17 seconds East along the Southerly line of said last mentioned parcel, a distance of 17.23 feet to the TRUE POINT OF BEGINNING.

Parcel 5

That portion of Lot 1 in Block 185 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes, and map as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said city (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70, described as follows, to-wit:

BEGINNING at a point South 16 degrees 40 minutes East 36.46 feet from the Northeast corner of said Lot 1;
 THENCE South 71 degrees 40 minutes West along the center of a 13 inch wall, 41 feet to a point;
 THENCE North 16 degrees 40 minutes West 2.6 feet to a point;
 THENCE South 71 degrees 40 minutes West 50 feet to a point;
 THENCE South 16 degrees 40 minutes East to the Northwestern corner of that property described in deed from Sofia Lopez Arnold to City of Tucson dated May 24, 1945 and recorded June 16, 1945 in Book 89 of Miscellaneous Records at page 408;
 THENCE Easterly along the Northerly line of said property described in Deed recorded in Book 89 of Miscellaneous Records at page 408, to point of intersection with the West line of Main Street;
 THENCE Northerly along the West line of Main Street to POINT OF BEGINNING.

Parcel 6 .

All that portion of Lot 1 in Block 185 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes, and map as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said city (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70, described as follows, to-wit:

BEGINNING at the Northeast corner of said Lot 1;
 RUN THENCE South 16 degrees 40 minutes East, 36.46 feet to a point;
 THENCE South 71 degrees 40 minutes West along the center of a 13 inch wall, 41 feet to a point;
 THENCE North 16 degrees 40 minutes West 2.6 feet to a point;
 THENCE South 71 degrees 40 minutes West 50 feet to a point;
 THENCE North 16 degrees 40 minutes West to the South line of St. Mary's Avenue, as now established;
 THENCE Easterly along the South line of St. Mary's Avenue as so established, to the PLACE OF BEGINNING.

Being unofficially known as part of Block 1 in GOLDSCHMIDT ADDITION, Book 1 of Maps and Plats at page 3 of Pima County Recorder's records.

Parcel 7

All that portion of Block 1 of GOLDSCHMIDT'S ADDITION to the City of Tucson, Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 1 of Maps and Plats at page 3, particularly described as follows:

BEGINNING at a point on the East line of said Block 1, distant 28 feet North of the Southeast corner of Lot 1 in Block 185 of the City of Tucson, Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70;

THENCE North 16 degrees West along the Easterly line of said Lot 1, a distance of 100 feet to a point which is the Southeast corner of that certain parcel of land described in deed to T.G. Rusk, dated August 22, 1879, and recorded April 19, 1881, in the office of said County Recorder in Book 10 of Deeds at page 287;

THENCE Westerly along the Southerly line of said Rusk parcel and along the Northerly line of that certain parcel of land described in deed to Petra R. Santa Cruz, dated January 14, 1886, and recorded September 18, 1890, in the office of said County Recorder in Book 16 of Deeds at page 173, and along the Westerly extension of said Northerly line to a point on the East line of Granada Street (formerly New Street);

THENCE South 14 degrees 30 minutes East, along the said East line of Granada Street, a distance of 77.7 feet, more or less, to the point of intersection of said East line of Granada Street with the Westerly extension of the North line of the property deeded to Alice W. Satterwhite by deed recorded in the office of said County Recorder in Book 37 of Deeds at page 101;

RUN THENCE Easterly along the Westerly extension of said North line of property deeded to Alice Satterwhite and along the said Northerly line to the POINT OF BEGINNING.

SAVE AND EXCEPT from said described parcel any portion thereof lying within the boundaries of the Tucson Controlled Access Highway, Pima County, Project F.L. 141, according to the map or plat thereof filed for record in the office of the County Recorder of Pima County, Arizona, on March 3, 1949, as instrument No. 6675.

AND FURTHER EXCEPT any portion conveyed to the City of Tucson in Docket 3729 at page 26 described as follows:

All of that portion of Block 1 of GOLDSCHMIDT'S ADDITION to the City of Tucson, Pima County, Arizona, according to the map thereof of record in the office of the County Recorder of said Pima County, in Book 1 of Maps and Plats at page 3 thereof, being sometimes known as part of Block 185 of the City of Tucson, according to the map or plat thereof of record in said County Recorder's Office, in Book 3 of Map and Plats at page 71 thereof, said portion being described as follows:

BEGINNING at the Southeast corner of the intersection of Granada Avenue with Fifth Street, as said streets now exist;

RUN THENCE North 65 degrees 00 minutes 31 seconds East along the Southerly line of said Fifth Street, a distance of 200.34 feet to an angle point therein;

RUN THENCE North 72 degrees 16 minutes 22 seconds East along said Southerly street line, a distance of 31.80 feet to a point in the Southerly extension of a line which is parallel with and distant 15.00 feet Easterly of the Westerly line of Block 34 of the City of Tucson, as shown on the map or plat thereof of record in said County Recorder's Office in Book 2 of Maps and Plats at page 4 thereof;

RUN THENCE South 0 degrees 26 minutes 26 seconds East along said Southerly extension, a distance of 256.57 feet to the TRUE POINT OF BEGINNING, being in the Northerly line of that parcel of land described in Deed of record in said County Recorder's Office in Docket 1559 at page 22 thereof, said point also bears South 24 degrees 23 minutes 32 seconds West, a distance of 183.98 feet, more or less, from the Northeast corner of said parcel;

CONTINUE THENCE South 0 degrees 26 minutes 26 seconds East along said Southerly extension, a distance of 80.38 feet to a point of curvature;

RUN THENCE Southerly along the arc of a circular curve to the left, having a radius of 25.00 feet and an interior angle 13 degrees 01 minutes 07 seconds, a distance of 5.68 feet to its intersection with the Northerly line of that parcel of land described in that Deed of record in said County Recorder's Office in Docket 2541 at page 326 thereof;

RUN THENCE South 87 degrees 55 minutes 43 seconds West along said last mentioned Northerly parcel line, a distance of 110.53 feet to its intersection with the Northerly line of the Tucson Controlled Access Highway Project F.I. 141, as shown on the map thereof recorded in said County Recorder's Office on March 3, 1949 as instrument No. 6675, said point being in the arc of a circular curve concave to the Northeast and bearing South 12 degrees 29 minutes 35 seconds West from the radius point of said curve;

RUN THENCE Northwesterly along said right of way line, being a circular curve having a radius of 641.78 feet and an interior angle of 3 degrees 52 minutes 19 seconds, a distance of 43.37 feet to its intersection with the Easterly line of Granada Avenue, as it now exists;

RUN THENCE North 14 degrees 33 minutes 19 seconds West along said Easterly line, a distance of 55.09 feet to the Northwest corner of the aforesaid parcel described in Docket 1559 at page 22 thereof;

RUN THENCE North 84 degrees 28 minutes 32 seconds East, along the Northerly line of said last mentioned parcel, a distance of 168.29 feet to the TRUE POINT OF BEGINNING.

Parcel 8

A portion of Lots 1 and 2 in Block 185 of the City of Tucson, Pima County, Arizona, also a portion of Lot 15 in Section 11, Township 14 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona; according to the survey made by Theo F. White described as follows; to-wit:

COMMENCING at a point in the East line of Granada Street, (formerly known as New Street) which is South 14 degrees 26 minutes East, 438.61 feet from the city survey monument, in the intersection of the St. Mary's Avenue with Granada Street, said point being the Northwest corner of the property conveyed by Alice M. Satterwhite to David C. Herbst, on September 29, 1906, and now on record in Book 39 of Deeds at page 731 in the office of the County Recorder of Pima County, Arizona;

RUN THENCE North 14 degrees 30 minutes West, along the said East line of Granada Street 151.89 feet, more or less, to a point formed by the intersection of the East line of Granada Street with the Westerly extension of the North line of the property deeded to Alice M. Satterwhite by deed recorded in Book 37 of Deeds at page 101 in the office of the County Recorder of Pima County, Arizona;

RUN THENCE North 88 degrees 11 minutes East along said North line of property deeded to Alice Satterwhite and its Westerly extension, a distance of 173.94 feet, more or less, to a point;

RUN THENCE South 14 degrees 30 minutes East, a distance of 109.67 feet, more or less, to a point in the North line of said property deeded to David C. Herbst;

RUN THENCE South 74 degrees 14 minutes West along said North line 170 feet to the POINT OF BEGINNING.

Being sometimes known as part of Block 1 of GOLDSCHMIDT'S ADDITION, to the City of Tucson, Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 1 of Maps and Plats at page 3 thereof;

EXCEPTING THEREFROM that portion lying within the boundaries of the Tucson Controlled Access Highway, Pima County Project F.I. 141, according to the map or plat thereof filed for record in the office of the County Recorder of Pima County, Arizona, on March 3, 1949, as Instrument No. 6675 and conveyed to the City of Tucson by deed dated May 13, 1949 and recorded in Docket 169 at pages 494-495 on May 19, 1949 in the office of the County Recorder of Pima County, Arizona.

Parcel 9

A portion of Lots 1 and 2 in Block 185 of the City of Tucson, Pima County, Arizona, also a portion of Lot 15 in Section 11, Township 14 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, according to the survey made by Theo F. White described as follows, to wit:

COMMENCING at a point on the West line of Main Street which is South 11 degrees 33 minutes East 483.40 feet from the survey monument in the intersection of St. Mary's Avenue with Main Street, said point also being the Northeast corner of the property conveyed by Alice M. Satterwhite, to David C. Herbst, on September 29, 1905, and now on record in Book 39 of Deeds at page 731, in the office of the County Recorder of Pima County, Arizona;

THENCE South 74 degrees 14 minutes West along the North boundary of said property conveyed to Herbst, a distance of 184 feet to a point;

RUN THENCE North 14 degrees 30 minutes West, a distance of 109.67 feet, more or less, to a point in the North boundary line of said property described in deed to Alice M. Satterwhite, recorded in Book 37 of Deeds at page 101, in the office of the County Recorder of Pima County, Arizona;

RUN THENCE North 88 degrees 11 minutes East, along the North boundary line of said property deeded to Alice M. Satterwhite, a distance of 187.05 feet, more or less, to a point in the West line of Main Street;

RUN THENCE South 16 degrees 02 minutes East along the West line of Main Street, a distance of 64.82 feet, more or less, to the PLACE OF BEGINNING.

Being sometimes known as part of Block 1 of GOLDSCHMIDT'S ADDITION to the City of Tucson, Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 1 of Maps and Plats at page 3 thereof.

EXCEPTING THEREFROM that portion lying within the boundaries of the Tucson Controlled Access Highway, Pima County Project F.L. 141, according to the map or plat thereof filed for record in the office of the County Recorder of Pima County, Arizona, on March 3, 1949, as Instrument No. 6675, and conveyed to the City of Tucson by deed dated May 13, 1949 and recorded in Docket 169 at pages 494-495 on May 19, 1949, in the office of the County Recorder of Pima County, Arizona;

EXCEPT any portion that lies within the following described parcel:

All of that portion of Block 1 of GOLDSCHMIDT'S ADDITION to the City of Tucson, Pima County, Arizona, according to the map thereof of record in the office of the County Recorder of said Pima County, in Book 1 of Maps and Plats at page 3 thereof, being sometimes known as part of Block 185 of the City of Tucson, according to the map or plat thereof of record in said County Recorder's Office in Book 3 of Maps and Plats at page 71 thereof, said portion being described as follows:

BEGINNING at the Southeast corner of the intersection of Granada Avenue with Fifth Street, as said streets now exist;

RUN THENCE North 65 degrees 00 minutes 31 seconds East, along the Southerly line of said Fifth Street, a distance of 200.34 feet to an angle point therein;

RUN THENCE North 72 degrees 16 minutes 22 seconds East, along said Southerly street line, a distance of 31.80 feet to a point in the Southerly extension of a line which is parallel with and distant 15.00 feet Easterly of the Westerly line of Block 34 of the City of Tucson, as shown on the map or plat thereof of record in said County Recorder's Office in Book 2 of Maps and Plats at page 4 thereof;

RUN THENCE South 0 degrees 26 minutes 26 seconds East, along said Southerly extension, a distance of 336.95 feet to a point of curvature;

RUN THENCE Southerly along the arc of a circular curve to the left, having a radius of 25.00 feet and an interior angle of 13 degrees 01 minutes 07 seconds, a distance of 5.63 feet to the TRUE POINT OF BEGINNING, being in the Northerly line of that parcel of land described in that Deed of record in said County Recorder's Office in Docket 2541 at page 326 thereof;

CONTINUE THENCE, Southeasterly along the arc of said circular curve, having a radius of 25.00 feet and an interior angle of 76 degrees 09 minutes 52 seconds, a distance of 33.23 feet to its point of compound curvature with the Northerly line of the Tucson Controlled Access Highway Project F.L. 141, as shown on the map thereof recorded in said County Recorder's Office on March 3, 1949 as Instrument No. 6675, said point being in the arc of a circular curve concave to the Northeast and bearing South 0 degrees 22 minutes 35 seconds West, from the radius point of said curve;

RUN THENCE, Westerly along said Northerly line of the Tucson Controlled Access Highway Project F.L. 141, being a curve having a radius of 641.78 feet and an interior angle of 12 degrees 07 minutes 00 seconds, a distance of 135.72 feet to its point of intersection with the aforesaid Northerly line of that parcel described in Docket 2541 at page 326 thereof;

RUN THENCE North 87 degrees 55 minutes 43 seconds East along said last mentioned Northerly line, a distance of 110.53 feet to the TRUE POINT OF BEGINNING.

Parcel 10

All that portion of Block 55 of the City of Tucson, Pima County, Arizona, (Including the alley running through said Block), according to the map thereof, of record in the office of the County Recorder of said Pima County, in Book 2 of Maps and Plats at page 4 thereof, and Book 3 of Maps and Plats at page 70 thereof, which lies Easterly of the East line of Main Street and Southerly of the right of way of the Southerly Pacific Railroad Company, as said street and right of way existed on December 6, 1945;

EXCEPTION from said described property that portion thereof conveyed to Baum & Adamson, described as follows:

BEGINNING at a point, such point being the Southeast corner of Lot 12, Block 55, according to the official survey thereof;

THENCE Westerly along West 5th Street a distance of 40 feet to a point;

THENCE Northerly parallel to 11th Avenue, to an intersection of the South line of the Southern Pacific Railroad Company right of way;

THENCE Southeast along said right of way to an intersection with the West line of 11th Avenue;

THENCE Southerly along the West line of 11th Avenue, to the POINT OF BEGINNING.

Parcel 11

That part of Block 55 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes, and map as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said city (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof, described as follows:

BEGINNING at the Southeast corner of said Block 55;

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RUN THENCE Westerly along the South line of said Block, a distance of 40 feet to a point;

THENCE Northerly and parallel with the East line of said Block to the Southwesterly line of the right of way of the Southern Pacific Railroad Company as now established through said Block;

THENCE Southeasterly along the present Southwesterly line of said right of way to its intersection with the East line of said Block 55;

THENCE Southerly along the East line of said Block, to the PLACE OF BEGINNING.

Parcel 12

The Western part of Lots 10 and 11 of Block 56 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes, and map as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said city (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof, bounded and described as follows, to-wit:

BEGINNING at the Southwest corner of said Lot 11;

RUN THENCE North along the West line of said Block 56 a distance of 132 feet to the Northwest corner of said Lot 10;

THENCE East along the North line of said Lot 10 a distance of 60 feet;

THENCE Southerly parallel with the West line of said Block a distance of 132 feet to a point on the South line of said Lot 11;

RUN THENCE Westerly along the South line of said Lot 11, a distance of 60 feet, more or less, to the PLACE OF BEGINNING.

TOGETHER WITH that portion of Lot 7 in said Block 56 lying southwesterly of the southwesterly right-of-way line of the Southern Pacific Railroad right-of-way.

Parcel 13

All that portion of Block 171 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes, and map as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said city (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof lying Southwesterly of the Southerly line of the Southern Pacific Railroad right of way line.

TOGETHER WITH all that portion of former Meyers Street lying South of the South line of Fifth Street and North of the North line of Sixth Street.

Parcel 14

Original Lot 1 in Block 172 of the City of Tucson, and all that part of original Lot 2 of said Block 172, Pima County, Arizona, according to the official survey, field notes, and map as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said city (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof, lying westerly of the westerly right-of-way line of Sixth Street.